

# Lake Arbor Center

7561 W. 80th Avenue

Arvada \* Colorado



## Space Available:

\* 1,400 - 6,984sf

## Asking Rent:

\* \$16/sf

\* Est NNN \$4.50/sf

## Property Highlights:

\* Safeway Anchored Shopping Center

\* High Traffic Intersection

\* 39,123 VPD along Wadsworth @ 80th

\* Great Visibility to Wadsworth Blvd

\* Below Market Raste and NNN

* Demographics	1 Mile	3 Mile	5 Mile
Population:	15,798	123,666	312,261
Avg HH Income	\$80,549	\$81,978	\$81,008
Total Daytime Pop	12,704	96,301	259,728

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7503	Rose Garden	1,400SF
7505	Arbor Nails	1,400SF
7507	AVAILABLE	2,100SF
7515	One Main	2,100SF
7517	Taekwon-Do	2,753SF
7521	AVAILABLE	1,431SF
7523	AVAILABLE	1,400SF
7525	AVAILABLE	1,400SF
7527	Action CPU	1,400SF
7529	AVAILABLE	1,400SF
7547	Goodwill	21,523SF
7561	Safeway	57,917
NAP	Horan & McConaty	



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